



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

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### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, December 9, 2021 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

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I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

*(Tabled from 11/10/21 ZBA Meeting)*

1. **ZBA2021-082**  
**1671 Brown Avenue, R-1B Zoning District, Ward 9**

Minh Huynh proposes to repurpose a former union hall by using 1,711 SF to create one new dwelling unit and using the remaining 1,711 SF to establish a nail salon, with business parking in a residential zoning district with four front yard parking spaces within 4' of the street lot line and the building, where the parking spaces do not have parking bumpers or the required 10' landscaped buffer, and with stacked parking spaces and spaces that back out into a public way, with a proposed new accessible ramp with an 8' side yard setback where 10' is required and seeks a variance from sections **5.10(H-6)3** Beauty and Barber Shops, **10.02(F)** Business parking in a Residential District, **10.07(K)1** Parking Bumpers, **10.07(D)** Parking Maneuvering (4 counts), **10.09(B)** Parking Setbacks (12 counts), **10.07(G)** Landscaping and **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 10, 2021.

*(current Items)*

2. **ZBA2021-139**  
**21-31 Central Street, CBD Zoning District, Ward 3**

Nazar Vincent (Agent) proposes to construct a 77 unit, eight story multi-family building, with commercial space on the first floor, on two lots with a combined lot area of 11,390 SF, including a portion of Litchfield Lane, where 40,000 SF is required, and with a floor area

ratio of 5.8 where 5.0 is allowed and seeks a variance from sections **8.04** Minimum Buildable Lot Area and **6.06** Floor Area Ratio, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through October 29, 2021.

3. **ZBA2021-140**  
**109 Bailey Avenue, R-1A Zoning District, Ward 6**

Kevin Castonguay proposes to construct a 22' by 24' attached garage with a side yard setback of 2' where 20' is required and a front yard setback of 15' where 25' is required and seeks a variance from sections **6.03(A)** Front Yard Setback and **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 1, 2021.

4. **ZBA2021-142**  
**268 Morse Road, R-1A Zoning District, Ward 6**

Matthew J. Peterson (Agent) proposes to construct a three-family dwelling with lot frontage and width of 31.44' where 200' is required and seeks a variance from sections **5.10(A)6** Multi-Family Dwelling and **6.02** Minimum Lot Frontage and Width (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 5, 2021.

5. **ZBA2021-143**  
**599 Hall Street, R-2 Zoning District, Ward 4**

Oscar Puelles proposes to maintain pavement installed beyond that which was approved by case ZBA2019-011 resulting in lot coverage of 72.5% where 64.7% was approved and driveway width of 29.1' where 24' is allowed and seeks a variance from section **6.04** Lot Coverage, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 10, 2021.

6. **ZBA2021-144**  
**352 Lowell Street, R-2 Zoning District, Ward 4**

Janet Wong proposes to rebuild a 20' x 20' one story fire damaged garage with a new second story with a 3' side yard setback where 10' is required and a 9' rear yard setback where 18' is required and seeks a variance from sections **6.03(C)** Side Yard Setback and **6.03(B)** Rear Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 10, 2021.

7. **ZBA2021-148**  
**Eversource Energy 393 Distribution Line Structure Replacement Project  
Rights-of-Way Located on Tax Map 853, Lot 35 off Huse Road, Tax Map 788, Lot 1,  
Tax Map 856-5, 415 S. Mammoth Rd and Tax Map 786, Lot 2ZZ off S. Mammoth Rd.  
R-1A and R-1B Zoning District, Ward 8**

Ashley Ruprecht (Agent) proposes to replace 20 electrical transmission line structures with new generally taller structures in the R-1B and R-1A zoning districts where 14 structures are

located within 25' of wetlands and seeks a special exception from section **5.10(E)12** Essential Public Services, Utilities and Appurtenances, and a variance from section **6.09(A)** Minimum Setbacks from Wetlands, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 10, 2021.

8. **ZBA2021-145**  
**473-475 Lake Avenue, R-2 Zoning District, Ward 5**

Isaiah Maceo proposes to maintain pavement covering the front yard and paving of an additional parking space to the east resulting in a driveway width of 65' where 24' is allowed, with an additional parking in the front yard setback and with two spaces within 4' of the eastern side lot line and two spaces within 4' of the building and seeks a variance from sections **10.08(C)** Driveway Width and **10.08(B)** Parking Setbacks (5 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 12, 2021.

9. **ZBA2021-147**  
**66 McQuesten Street, R-2 Zoning District, Ward 10**

Jacques Suprenant proposes to install a temporary accessible access ramp with a 5' side yard setback where 8' is required and a 0' front yard setback where 13' is required and seeks a variance from sections **6.03(C)** Side Yard Setback and **6.03(A)** Front Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 17, 2021.

10. **ZBA2021-141**  
**196 Jobin Drive, R-1B Zoning District, Ward 8**

Marc Chase proposes to create a new parking space in the front yard resulting in two parking spaces within the front yard setback, where the new parking space is within 4' of the side and front lot lines and a building and seeks a variance from section **10.09(B)** Parking Setbacks (4 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 23, 2021.

11. **ZBA2021-149**  
**30-32 Russell Street, R-2 Zoning District, Ward 4**

Debbie Valente proposes to commence restoration of a damaged non-conforming building after one year of the date of destruction by fire and increase the height of the rear portion of the building to three stories where 2½ stories are allowed and seeks a variance from sections **11.05(C)3(c)** Restoration of Damaged Non-Conforming Buildings, **6.03(C)** Side Yard Setback and **6.05** Height in Stories, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 23, 2021.

12. **ZBA2021-152**  
**902 Montgomery Street, R-1B Zoning District, Ward 12**

Stephen Olsson proposes to construct a 9' x 18' addition with a 0.5' side yard setback where 20' is required and maintain existing parking configuration with two additional parking spaces within 4' of the street lot line and with a driveway width of 39' and seeks a variance from section **6.03(C)** Side Yard Setback, and an Equitable Waiver for sections **10.09(B)** Parking Setbacks (3 Counts) and **10.08** Driveway Width, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 30, 2021

**III. BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

**Review and approval of the ZBA Minutes of October 14, 2021.**

I. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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